

PLANNING APPLICATION

For office use only

Application No. 1423/0559/03

Date Registered

- 6 MAY 2005

NAME AND ADDRESS OF APPLICANT

John Bowyer
COUNTRYSIDE HOUSE
102 HORN LANE
HILDEBRACH, Lincs.
PE12 7P2
01509 425422

NAME AND ADDRESS OF AGENT

(if form completed by agent)

OFFICE COPY

Tel. No.
(Personal contact name)

FULL POSTAL ADDRESS OF THE APPLICATION SITE

1111 ROAD, WHARFORD,
LINDSEYSHIRE, PE12 6TB

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE TO ARTS, CRAFTS & ANTIQUE
CENTRE & AUCTION ROOM SEE ATTACHED NOTE A *

I attach ☒ Four copies of all plans
☒ an ownership certificate (see back page)

* a fee of £220 =

If you consider no fee is payable
include a written explanation instead.
Previous application No.

Date 3/5/03

TYPE OF APPLICATION

☒ full application for change of use and/or new building works
☐ outline application

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

Please state Site Area (Hectares)

Please tick any box where you are including details which you wish to be considered as part of the application

☐ Design ☐ External Appearance ☐
☐ Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

☐ reserved matters application.

Please state Reference Number of outline permission.
Please state which reserved matters are dealt with in
the application

Now complete Part 4 only

☐ application for **renewal** of temporary permission
without complying with planning condition.

Please state reference Number of previous permission
Please state Condition Number referred to

Now complete an Ownership Certificate

☐ application for **modification** of a condition on a
permission which has not yet been implemented.

Please state Reference Number of previous permission
Please state Condition Number referred to
Please state variation required

Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

(i) New Dwellings

(ii) Other new building(s)

(iii) Alterations or extension

(iv) Change of use

If so, how many:

4. A. Please state site area (in all cases)

0.202

hectares

B. If building works are proposed, please state extra floor space to be created:

sq. metres

C. Please state size of any new structure:- (a) max. height:

metres

(b) max. length:

metres

(c) max. width:

metres

D. Please state type and colour of materials for facing external walls:

E. Please state type and colour of roofing materials.

F. Has a survey of the site been undertaken? State Yes or No

No

5. **GENERAL INFORMATION** Please complete each section

EXISTING USES

Please state existing or, if vacant, the last use(s) of site.

LAST USE: OFFICE
REF: 1123/0378/02
BUILDING CONTRACTORS YARD, WORKSHOPS,
OFFICES & PREMISES

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)

Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road

☒

or

B. There will be a new or altered access to a public road

☐

If so, name of road:

Will there be--

Individual access(es)

New estate road

C. What provision will be made for garages or parking within the site?

TREES

Please tick **one** box

A. The proposal does **not** involve the felling of any trees

☒

B. The proposal does involve the felling of one or more trees

☐

➔ If so, please show details on plans.

DRAINAGE

Please complete

A. Please state how surface water will be disposed of

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

☐

Cesspool

☐

Septic tank

☐

THE APPLICATION REFERS TO
EXISTING ON SITE DRAIN
AND WILL NOT AFFECT
DRAINAGE ALREADY IN PLACE

PLEASE COMPLETE IN ALL CASES

State Yes or No

The proposal is in connection with agriculture

No

➔ If so, please give details in Part 6

The proposal affects a listed building

No

The proposal affects a public right of way

No

The proposal is known to affect contaminated or filled land

No

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

YES

➔ If so, please complete Part 7

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

☐

Date:

Consultee(s)

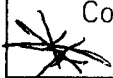
Is this application related to a previous submission?

☐

Application No.

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application.

Continue on separate sheet if necessary.



7. **INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS** Please complete if appropriate

Please tick one box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace

☒

B. The proposal involves the creation of or an alteration in total **gross** floorspace

☐

Proposed total gross floorspace sq. m.

Previous total gross floor space sq. m.

This new total includes the following net floorspace:

Retail sq. m.

Office sq. m.

Industrial sq. m.

Warehousing sq. m.

Other sq. m.

If so, please state use:

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on this site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?	1		1 or 2
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected			
In the case of industrial development, give a description of the processes to be carried out and of the end products, and the type of plant or machinery to be installed.			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No ☒ No		
Is the proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☒ No		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes	THERE IS A LOT AT THE FRONT OF MAIN BUILDING WHICH WILL BE USED AS CARPARK. THE REAR THATCHED BUILDING YARD IS APPROXIMATELY 50M x 20M AND WILL ACCOMMODATE 40 VEHICLES BASED ON THE MEASUREMENT USED FOR THE CARPARK AT THE CURRENT OFFICE PREMISES RD		
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)	PLEASE REFER TO ATTACHED NO. 1 *		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	TRADE REFUSE OF ANY DESCRIPTION SHOULD BE INCUBICABLE		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☒ No If yes, you may need to apply for Hazardous Substances Consent		
What provision is being made for access to premises for disabled persons?	ALL ON LEVEL TERRAIN WITH NO RAISED ACCESS		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)

(Please remember to indicate on the location map any other land under your control)

PROSPECTIVE LEASE

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners and complete **Certificate B**.

(An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

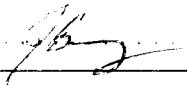
Signed (Applicant / Agent) Date

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Owner's Name: MR. P. L. L. Y

Address of owner at which notice was served: State Date notice served:

THE OLD HORN SLEAD
HORN SLEAD
WIMBORNE
DORSET DT12 6TB

Signed  (Applicant / Agent) Date 3/5/03

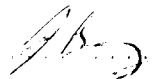
3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.

If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed  (Applicant / Agent) Date 3/5/03

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

Tenant's Name:

Address of tenant at which notice was served: State Date notice served:

Signed (Applicant / Agent) Date

NOTE A RE: Whaplode High Road Site

Change of use from Building Contractors Yard

I am applying for permission for change of use of the above premises to an Arts, Crafts & Antique Centre and Auction Room.

This site comprises of two main buildings one at the front "building A on the Plan" and one in the rear yard "building B on the Plan.

My proposals are:-

To use building A as a centre selling items relating to Art, Crafts & Antiques

To use building B to sell Arts, Crafts & Antiques related items and eventually as an Auction room, (dependant on financial viability) conducting two Sales a week as follows:-

Weekday general & specialist auction midday to early evening inclusive of viewing
Weekend Antique & Collectibles auction 10 am - 4pm with viewing the evening or day before.

A total of 8 days a month.

I anticipate that these Auctions would not cause any undue disruption to the area being sited on the main A151 road, able to accommodate around 60 vehicles on site and opposite a large industrial buildings factory as well as a garage.

Also I am anticipate that any nuisance to local residents would be kept to a minimum and no more than that caused by the regular functions and activities held at the Whaplode Village Hall during the day and evening. Steps would be taken to urge visitors to the site to be aware of the local community and take care and keep noise levels to a minimum.